

Supporting Application Statement

VARIATION/REMOVAL OF CONDITION APPLICATION FOR GARAGE CONVERSION AT 36 ELLIOTTS WAY

Client: Mr. & Mrs Cowley

Date: December 2017

Job no: 061_PA_v1



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Revision	Summary of Changes	Date	Rev By	Chkd By

Desk Top Publishing and Graphic Design by ADSJ Associates Ltd

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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Variation/Removal submission by the applicant for a garage conversion at No. 36 Elliotts Way.

The description of development is as follows:

'A conversion of an existing garage to a playroom'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), 'Sites and Detailed Policies Document' (Oct 2012), Reading Borough Local Plan (1998), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2012).

1.02 PLANNING POLICIES

Within the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), the main Planning Policies relevant to the development are:

Policy CS7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various

components of development form will be assessed to ensure that the development proposed makes a positive contribution.

The local character and sense of place should be positively enhanced within the local context.

Other relevant policies from the reading Borough Plan (1998) are:

Policy CUD14 'Standards of design in Development'



Existing frontage

2.00 SITE ASSESSMENT

2.01 LOCATION AND MOVEMENT NETWORKS

The application site is part of a three terrace block of three storey town houses located on Elliotts Way, Reading.

Elliotts Way links with Gosbrook Road to the north and to the south, via a pedestrian link to Christchurch Meadows, and the River Thames beyond.

The site is located at 36 Elliotts Way which is within the Caversham suburb of Reading. No. 36 is a mid terrace property in a block of three dwellings served by Elliotts Way. The properties enjoy generous front driveways and having the building line set back from the access road allows a spatial separation from public and private areas.

Vehicular access is off Elliotts Way, with an integral pedestrian footpath within the highway.

There is a mix of dwelling types on Elliotts Way with other house types further afield in the area i.e. Gosbrook Road, predominantly in red brick with tile roofs.

No. 36 is a mid terrace dwelling, that is set back from the access road by a front drive and has low level hedge growth and planting along the frontage. The property has ample parking for vehicles on its driveway. No. 34 adjacent to the north has a small amount of entrance paving leading to its driveway. No. 38 to the south has a landscaped area adjacent to its off street parking area, and has its garage door adjacent to the application site.

The existing access road has ample width for two vehicles to pass comfortably.



Location Plan

3.00 Involvement and Evaluation

3.01 INVOLVEMENT

Given the location of the application site within a residential area, pre-application advice has been sought from Reading Borough Council. A set of planning conditions from the original application for the development ref: 97/0566/FD found that there is a restriction in converting the existing garages. Christina Killbee has directed that an application could be made to remove the condition, however, this will be dealt with on a case by case basis. Other advice was to make reference to CS7 & CUD 14 of the Reading Borough Local Plan (1998).

The applicant's wish to carry out the proposals to allow them to have an internal layout fit for their ongoing needs, whilst sensitively altering the external appearance to be complementary to its surroundings, and in turn the character of Elliotts Way and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposal therefore, any amendments will require further consideration in terms of value and viability.



Existing garage adjacent to entrance



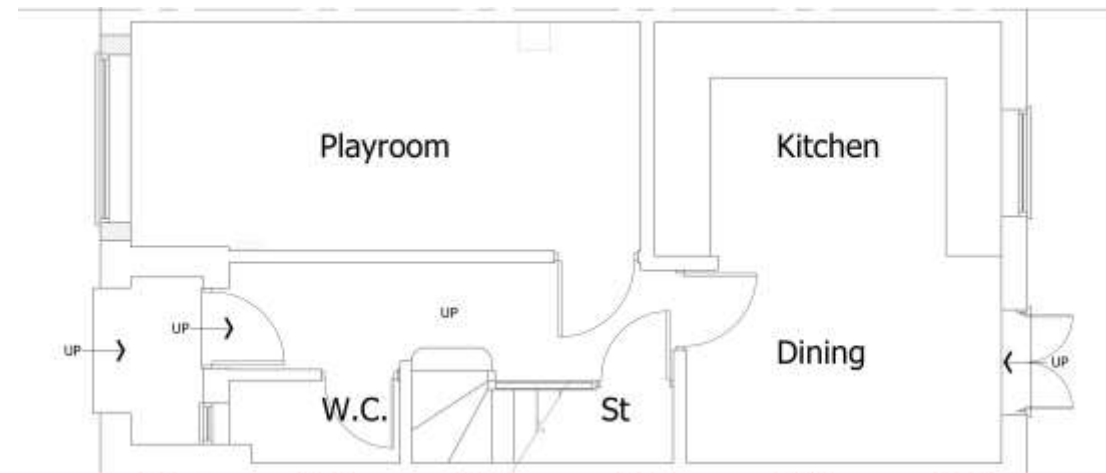
No. 38 & 36 Garage frontages

3.02 EVALUATION

The proposal is for a Variation/Removal of Condition application to convert an existing under-used garage to a play room. The new play room would allow for an improved area which the applicant can use as a dedicated play room for their young children. The existing garage door is to be replaced with a window casement that will match the existing dwelling and echo the panelling design of the existing garage door, with infill masonry to be rendered white to match the existing garages. There are to be no other alterations to the property frontage, therefore, this proposal is in line with policy CS7 Design in the Public Realm

The existing form of the garage door is to be kept and this area is to be finished with white render to reduce any impact of the loss of the garage door. Since this is a mid terrace property it is considered that the sensitive garage conversion will comfortably respect the existing aesthetics of the residential area, and not unbalance the terraced block.

The existing driveway has ample space for two car park spaces which mitigates the loss of the garage.



Proposed Plan Layout

4.00 APPLICATION

4.01 PROPOSAL

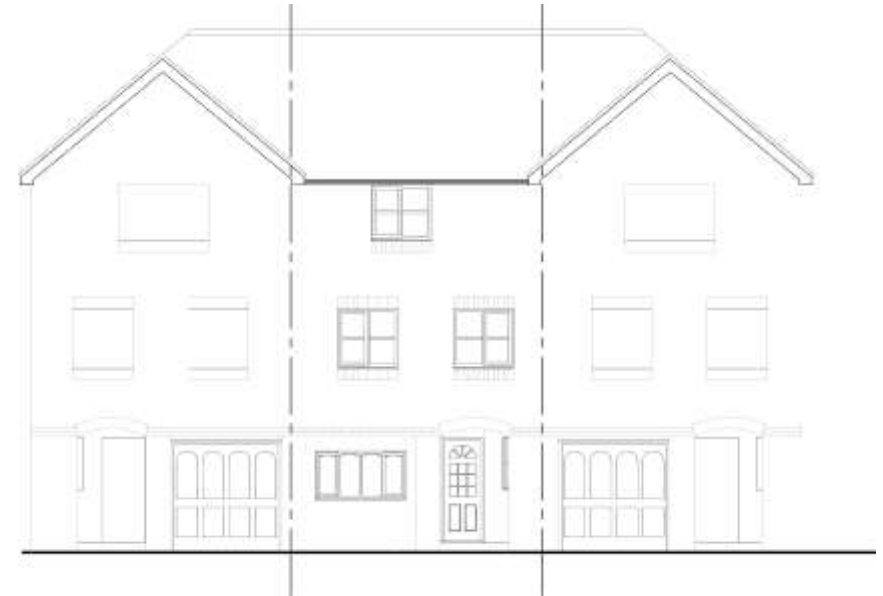
This document has been written to support the Variation/Removal of Condition(7) of the planning application with reference 97/0566/FD – Erection of 90 dwellings together with school play area extension, Elliotts Yard.

We are proposing to vary/remove condition (7) of planning permission granted on 09 December 1997 for the conversion of an existing garage to a habitable room (playroom).

The garage(s), hereby permitted, shall be used solely for the garaging of private vehicles owned by and/or used by residents of the domestic property to which the garage(s) relate. Any repair of vehicles shall be restricted to the said private vehicles and shall take place only within the garage(s) and not on the forecourt, the adjoining garden or street. No commercial repairs, panel beating, cellulose spraying, nor any other trade or business shall be carried on, in or from the garage(s).

Reason: to enable the local planning authority to control the use of such garages in the interests of amenity and road safety.

We would ask that the condition be varied/removed to allow the conversion of the centrally located garage within a three-terraced block. This will not unbalance the front elevation of the block. Furthermore, it is proposed to retain the form of the garage door with the use of a white render to the new masonry external finish. The form of the new window casement is to have a shallow curved arch detail, reminiscent of the existing garage door panelling.



Proposed Frontage Elevation

5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site.

The development will not prejudice highway safety conditions along Elliotts Way or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CS7.

The development therefore complies with national planning guidance and strategic and local planning policies. On the basis of the evidence and justification set out in this Supporting Statement with the application, it is respectfully requested that this Variation/Removal application be approved.